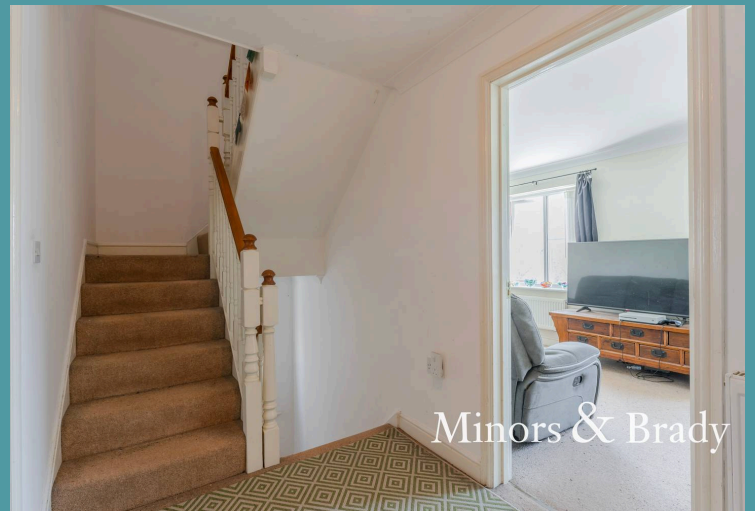




Minors & Brady



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## 25 Killick Crescent, Carlton Colville - NR33 8FR

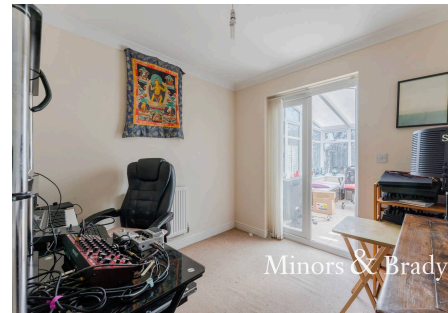
£325,000 Freehold

Spread across three storeys, this five-bedroom detached house offers a fantastic opportunity to make it your own. With three bathrooms, including an ensuite to the master bedroom and a conveniently located WC, the property is ideal for family living. The low-maintenance rear garden provides privacy, while off-road parking for two vehicles is available with a carport and garage. Solar panels and a well-established neighbourhood add to the appeal of this inviting home.



## Location

Killick Crescent is a desirable location, offering a peaceful residential area with easy access to local amenities. The surrounding neighbourhood is well-established, providing a range of shops, schools, and parks within walking distance. Public transport links are convenient, making commuting straightforward, while nearby roads ensure quick connections to surrounding areas. The area is ideal for families and professionals alike. The close proximity to scenic outdoor spaces offers plenty of opportunities for outdoor activities, further enhancing the appeal of the location.



### Agents notes

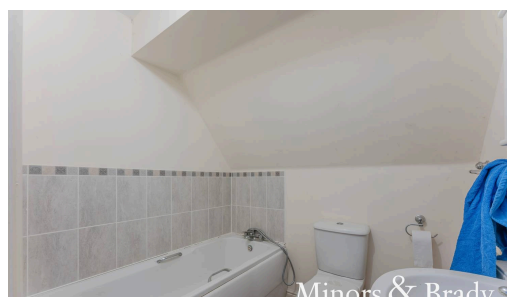
We understand this property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Solar panels with a lease agreement until 2035 (25-year agreement from 2010)

The solar panels provide up to 4.8kWh in summer and up to 1.2kWh free in winter, offering significant energy savings, as the current owner manages without using any gas.

Heating system: Dual fuel (gas and electric boiler), offering the benefit of utilizing free electricity from the solar panels.

Tax Council Band- D





### Killick Crescent, Carlton Colville

Enter through the entrance hall, where you will find a conveniently located WC and a storage cupboard. To the front of the property is a study, which offers versatility as a fifth bedroom. The dining room features French doors that open into a spacious conservatory, which also has French doors leading to the garden.

The kitchen is fitted with built-in cupboards, ample counter space, and partially tiled walls. It flows into the utility room, which has plumbing for a washing machine, space for a fridge/freezer, and additional counter space. The utility room is finished with tile-effect flooring throughout and has a door providing access to the outside.

Moving to the first floor, you will find a storage cupboard and a spacious living room filled with natural light. This floor also has two bedrooms, including the master bedroom, which benefits from a built-in wardrobe and an ensuite with a shower. The second bedroom also has a built-in wardrobe. A bathroom with a shower attachment serves this floor.

On the second floor, the landing includes a storage cupboard. The remaining two bedrooms are located here, both featuring built-in wardrobes. A family bathroom completes this level.

Outside, the low-maintenance rear garden is fully enclosed by high screen-panelled fencing and features stone slabs.

At the front of the property, there is a partly enclosed carport with a remote electric roller door, which also has a manual option. This provides access to the garage, as well as a door leading into the utility room. Off-road parking is available and the carport and garage for two vehicles.

The home benefits from double glazing throughout and is fitted with solar panels.



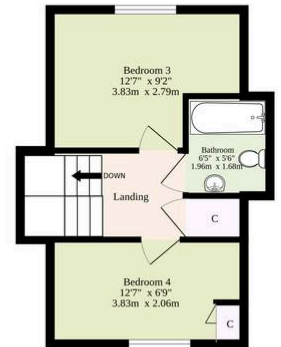
Ground Floor  
633 sq.ft. (58.8 sq.m.) approx.



1st Floor  
538 sq.ft. (50.0 sq.m.) approx.



2nd Floor  
260 sq.ft. (24.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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